



**Meeting Date:** July 27, 2020

**In Attendance:** Maria Boyes (Chair), Kelly Kessler (Vice-Chair), Carol Tener, Jennifer Jaruzelski, Katie Spikes, Robert Wendel (Town Historian), Linda Habgood (TC), Greg Blasi, Alison Carey, Jacqueline Brevard (A1), Mary Anne Healy-Rodriguez (A2), Tom Jardim (Town Attorney)

**Absent:** Michael La Place (PB)

The meeting minutes from June 29, 2020, were reviewed, under the heading Designation and Historic Homeowner Committee, E. Dudley needed to be changed to W. Dudley; Robert made a motion to approve, Katie seconded. The minutes were approved by the Commission.

**New Business:**

Review of Minor Subdivision and Variance Application: 923 Central Avenue

Steve Hehl (370 Chestnut Street, Union) appeared on behalf of the applicant. Homeowner Kenneth Abraham was sworn in by Tom Jardim.

The Commission set up a walk through with the homeowner to see the home. Robert gave some history on home. The main portion of the house had many signs it is definitely a home from the 1700s. The origin is from 1757 and has the same architecture as Miller Cory and other historic homes around town. Mr. Abraham stated he would like to save the existing house and build another new home on a flag lot. He would be happy to restore the house and bring it up to code and make it more functional. There were some great ideas on updating the house rather than razing it and building something new. Mr. Hehl stated an updated plan was submitted to the Commission showing a flag lot which normally is discouraged, but in this case, we get the preservation of the existing house and get to have a new second house. The commission agreed this a great example of the homeowner being open minded and learning about the history of the house, and why it is important the commission be involved in the process before a home gets demolished. It was recommended that the new house fits in with the scale and proportion of the existing house and that similar building materials be used.

Open to the public to comment.

None.

A motion was made to recommend the plan with the flag lot be submitted to the Planning Board for approval with the condition that the original home will not be demolished and will be designated as a historic structure. Robert made a motion to approve, Kelly seconded. The motion was approved unanimously by the Commission.

Adoption of Resolution for 603 Clark Street

Kelly made a motion to adopt the resolution; Jacquie seconded. The motion was approved unanimously by the Commission.



#### Adoption of Resolution for 322 Lawrence Avenue

Robert made a motion to adopt the resolution; Jenny seconded. The motion was approved unanimously by the Commission.

#### Update on Historic Preservation Ordinance Revision

Maria stated there is an extensive FAQ document up on the town website about the ordinance revision. We have been answering and posting follow up questions on the website as they come in. The power point presentation presented to the Planning Board is also on the HPC page of the town website. We have been meeting with residents and answering questions as they come up. There is a lot of misinformation out there and we are doing our best to combat that and answer questions with the facts.

Tom updated the members on the status of the ordinance. The first reading of the ordinance was on June 30th. There has been a lot of feedback and discussion from members of the public about improving the ordinance. The second reading will be at the August 11th meeting where the ordinance can be adopted as originally introduced, it can be rejected, or it can be amended based upon public feedback. If the amendments are minor, the ordinance can be amended that evening and be adopted. If there are more substantial additional amendments, the ordinance would be adopted at the September council meeting.

#### **OLD BUSINESS COMMITTEE UPDATES**

##### Communications Committee

The design guidelines were sent out to the members for review. It was agreed that the document is well laid out, easy to read, and very informative.

##### Designation and Historic Homeowner Committee

No update, at a standstill until the HPC Ordinance is adopted.

##### Historic Preservation Plan Review Committee

The Commission is working with Margaret Hickey from Connolly Hickey to update the preservation plan. It is in the beginning stages, but once the pricing is finalized the update process will move forward.

##### Funding Incentives Committee

Robert stated there is a bill that is going through the state legislature that could provide some tax credits for homeowners and business owners. In the past only business owners were eligible for this credit. This revision would include tax credits for homeowners, which is a move in the right



direction. The bill, if approved, would give historic homeowners some financial incentive to reinvest in their properties so we should all push to have this approved by the state.

Open to public comment.

None.

Closed to public comment.

**Meeting adjourned: 8:35 pm**

Meeting minutes recorded by Linda Jacus